

Florence, New Jersey 08518-2323
February 25, 2020

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairperson Hamilton-Wood called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Chairperson Hamilton-Wood then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call, the following members were found to be present:

Councilman Garganio	Mildred Hamilton-Wood
Ray Montgomery	Wayne Morris
John Pagano	Mayor Craig Wilkie
Bridget Wiese	Jon Swanson

ABSENT: Carl Mattson

ALSO PRESENT: Solicitor David Frank
Engineer Jim Biegen
Planner Barbara Fegley

RESOLUTIONS

There were no resolutions to memorialize.

MINUTES

It was the Motion of Councilman Garganio, seconded by Mr. Morris to approve the minutes of the 1/28/2020 Reorganization meeting as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

A. 2/3/20 – Letter from Burlington Co. Planning Board regarding Fountain of Life Center

It was the Motion of Mr. Pagano, seconded by Vice Chair Montgomery to receive and file correspondence A. Motion unanimously approved by all members present.

APPLICATIONS

A. Application PB#2020-01: Request for Extension of Approval granted to Gary & Joyce Capritti for Minor Subdivision for property located on 1016 Cedar Lane, Florence Township, Block 160.01, Lots 12.01, 12.02 & 16.

Jonas Singer of Wells & Singer Laws Office appeared on behalf of the applicant. He stated this application is being requested because their approved subdivision was unable to be perfected within the allotted 190 days. Due to the time involved with various plans, revisions and easements between the applicant and Burlington County, they were unable to perfect it in time. He is requesting for an extension of approval in order to be able to complete what needs to be done.

Solicitor Frank stated the statute permits us to extend when the applicant has been prevented by reason of outside agencies from perfecting in a timely way, which has been represented to us. The Board has received copies of all the correspondence from the County that substantiates this.

It was the Motion of Mayor Wilkie, seconded by Councilman Garganio to approve Application PB#2020-01 as previously stated by Solicitor Frank.

Upon roll call the Board voted as follows:

YEAS: Wilkie, Garganio, Montgomery, Morris, Pagano, Wiese, Hamilton-Wood

NOES: None

ABSTAIN: None Motion carried

Solicitor Frank stated he prepared a draft resolution to memorialize the extension of approval for the Board to discuss later in the meeting.

- B. Application PB#2020-02: Application by Szucs Meat Market, LLC, for Minor Subdivision and zoning variances on property located at 250 & 270 Alden Avenue, Roebling, NJ 08554, Block 117, Lots 4, 5 & 6.

Tom Burns, attorney, appeared on behalf of the applicant along with Dante Guzzi of Guzzi Engineering. Mr. Guzzi was sworn in by Solicitor Frank and deemed an expert witness in the field of site and civil engineering.

Mr. Burns stated the reason for the application is for the applicant to take a portion of what is now an overflow parking lot of the St. Nicholas Byzantine Church and subdivide it into the Szucs Meat Market property. The portion is 9' wide x 200' long. This matter arose because in that strip of property there were large trees and a low concrete wall in disrepair from the trees causing problems with the interior wall of Szucs property. Szucs approached the church about doing something to maintain that area. They were unable to do so and as a result, the parties negotiated an agreement whereby Szucs agreed to take responsibility for maintaining that property on the condition that they be able to purchase the strip of land and merge it into their property.

Mr. Guzzi presented a larger version of the site plan that had been submitted with the application. He stated the properties in question are Block 117, Lots 4, 5 & 6. Lots 4 & 5 are Szucs and Lot 6 is St. Nick's, which is the parking lot that is utilized for overflow parking for the church. As stated, the application this evening is to take a 9' wide strip of land running from Norman Avenue to Alden Avenue from Lot 6 and to consolidate it with Lots 4 & 5 to create a larger lot. There are currently several existing variances on both lots. Mainly on Lots 4 & 5, it is non-conforming with respect to lot size, lot frontage, lot width, side yard setback and front yard setback. Lot 6 is non-conforming with respect to lot size, lot frontage and width, as well. They are not proposing any improvements with moving the lot line. The only impact is that there'll be a little less of an encroachment on Lots 4 & 5 where the buildings are so the side yard setbacks will be a little bit better. Both lots will still be undersized and both lots will still have not enough frontage. There are a couple of advantages to doing this: there is access now by a sidewalk along the side of the store which encroaches now on Lot 6, additionally there was an issue with maintenance with the large trees which created problems for the access along the side of the building. This subdivision will allow the applicant to maintain that area and have access that's completely on their property. This will provide a safer environment for Szucs while still leaving the parking lot for St. Nick's to use. The curbing that is in the parking lot is right at the property line and will remain. St. Nick's is not losing anything. They are not creating any new lots, not proposing any improvements or expansions. All that is being done is moving a lot line to have it make more sense. They will consolidate Lot 4 & 5 and add the 9' wide strip into it to create just one lot.

Engineer Biegen stated as far as completeness goes, there are a few waivers that the applicant is asking for: Environmental Impact Statement, delineation of wetlands and indication of drainage patterns. Each one of these would be appropriate waivers for this type of application so he has no objection to the Board granting those waivers. Regarding the technical review, the applicant did indicate they were consolidating the lots to include the 9' strip. He just requests that the Tax Assessor assign the new lot number. He also stated a metes and bounds description and a deed will need to be submitted to go along with that.

Engineer Biegen commented about item #3 on his letter regarding the curb line for the parking lot for the church. He stated that will partially be within the newly deeded area and will there be some type of agreement that will allow that curb line to remain there because cars park perpendicular to that. Mr. Guzzi stated cars will park facing east, and occasionally if it is really crowded, you make have a couple parked parallel, but there is not a lot of room for that. There is nothing proposed basically for that. Engineer Biegen stated that with people parking in that direction, it shouldn't pose much of a concern; just so both owners are aware and agree that the parking lot will still operate as it currently does. Regarding items 1, 2 & 4, Mr. Guzzi stated they are amenable to those items as well.

Planner Fegley concurs with Engineer Biegen regarding the completeness waivers.

It was the Motion of Vice Chair Montgomery, seconded by Councilman Garganio to grant the waivers and deem the application complete.

Upon roll call the Board voted as follows:

YEAS: Montgomery, Garganio, Morris, Pagano, Wiese, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: Mattson

Motion carried

Planner Fegley stated she has the bulk variances itemized in her letter. The applicant provided testimony as to why the subdivision is being done. There are no improvements being proposed, there is no public detriment and it's correcting an existing condition. Her general comments on page 4 of her letter, #7 & #8 there are a couple typos. Mr. Guzzi stated they will be corrected. The applicant addressed everything else.

Chair Hamilton-Wood asked if the signs from the church in the area to be deeded over to Szucs will remain there? Mr. Guzzi stated there are 2 directional signs for the church parking. After some discussion, Mr. Guzzi stated the applicant agrees for them to remain where they are since they are directional signs.

Engineer Biegen stated there are some monuments and iron bars to be set to memorialize the new location of the property line that should be set prior to the deed being filed. Mr. Guzzi stated that will be done.

It was the Motion of Mr. Morris, seconded by Mr. Pagano to open the meeting for public comment. Motion unanimously approved by all members present.

Seeing no one wishing to be heard, it was the Motion of Vice Chair Montgomery, seconded by Mr. Pagano to close public comment. Motion unanimously approved by all members present.

Solicitor Frank stated the motion is for a minor subdivision lot line adjustment with conditions to consolidate Lots 4 & 5 and the newly acquired parcel into one lot with the number to be assigned by the tax assessor, compliance with the Board Engineer's letter items 1, 2 & 4, as well as setting

monuments for the corners of the lot prior to perfecting the deed, compliance with the Board Planner's letter items 7 & 8, the signs in the church parking lot will remain on the subject property, and our usual conditions having to do with outside agency approvals, taxes and escrows.

It was the Motion of Mr. Pagano, seconded by Vice Chair Montgomery to approve Application PB#2020-02 with the conditions noted above.

Upon roll call the Board voted as follows:

YEAS: Pagano, Montgomery, Garganio, Morris, Wilkie, Wiese, Hamilton-Wood

NOES: None

ABSTAIN: None Motion carried

OTHER BUSINESS

There was no other business discussed.

PUBLIC COMMENT

It was the Motion of Vice Chair Montgomery, seconded by Mr. Morris to open the meeting for public comment. Motion unanimously approved by all members present.

Seeing no one wishing to be heard, it was the Motion of Councilman Garganio, seconded by Mr. Pagano to close public comment. Motion unanimously approved by all members present.

Before moving forward with the Master Plan discussion, it was agreed to review the draft resolution prepared by Solicitor Frank.

- A. Resolution PB-2020-04: Granting Extension of Approval to Gary & Joyce Capritti for Minor Subdivision for property located on 1016 Cedar Lane, Florence Township, Block 160.01, Lots 12.01, 12.02 & 16.

Solicitor Frank handed out draft resolution PB-2020-04. He stated he will need to revise the application number and that Mr. Singer appeared on behalf of the applicant and remove that Mr. Capritti appeared. He reviewed the resolution with the Board.

It was the Motion of Mayor Wilkie, seconded by Councilman Garganio to approve Resolution PB-2020-04 with the revisions noted by Solicitor Frank.

Upon roll call the Board voted as follows:

YEAS: Wilkie, Garganio, Montgomery, Morris, Pagano, Wiese, Hamilton-Wood

NOES: None

ABSTAIN: Pagano Motion carried

MASTER PLAN DISCUSSION

A. Recreation Plan Element

Planner Fegley asked if there were any other trails, existing or proposed that she had not highlighted on the map provided in the members' packets. The following was suggested to be shown on the recreation map:

- 5th Street Rails-to-Trails from Front Street to Spruce Street which will be covered by the grant received by Florence Township. It was suggested to also include Walkers Way from Olive Street to Railroad Avenue and that the map should go ahead and highlight a trail that follows the existing railroad track from Railroad Avenue to the Florence Turnpike East and West sites.

- The bike path that runs from Brookside Avenue along Old York Road which then crosses over Florence-Columbus Road continuing to run along Old York Road through Marter Parking lot to Bustleton Road and through the corner property making a curve to the left to Cedar Lane and to the High School parking lot.
- The map shows Marter Park and the former Rainer Farm as one. The Rainer Farm is not part of Marter Park. Planner Fegley will separate it into number 18 and 19.
- Better known as the Friday Property, it is now a scouting facility which consists of a renovated house with a parking lot and water & sewer connections. It will be a meeting location for the boy and girl scouts. It is a wooded property with a creek running through the property.
- A future walkway to connect the Florence Light Rail station with Cedar Lane and will then connect to the trail through town. The hopes are that it will be a multi-use trail.
- Heritage Trail and the possibility it will continue from Roebling through Florence to the Florence Turnpike West site.
- Planner Fegley will add the intended bike path with access to the river at the Florence Turnpike West site.

Other proposed items discussed:

- It was mentioned that the developer for Oak Mill contributed \$100,000 towards an ice rink; however, an agreed upon location for that rink had not been determined yet. Possible locations mentioned were Nyikita Field, Water Works park, or the proposed WF district at the steel mill site.
- The Mayor's goal is to have a trail along the waterfront of the river; however, constructing a bulkhead is expensive. He would like it noted that it is a goal to complete once funding becomes available.
- Another future goal is to have the country bike path that ends at the high school to extend along Bustleton Road to Burlington Township and extend on the other end up Old York Road into Springfield Township.

Other items discussed:

- Corrections to the element regarding park boundary lines and mentioning of several ponds. The large map looks good, but it does not match the handout.
- Proposed park improvements, Zen garden, Florence Township Field House near old public works building.
- To add the Community Center on Main Street in Roebling regarding Health & Wellness. Exercise programs offered there for the community.

B. Waterfront District Revisions

Planner Fegley stated with the complexity of this new district, it will be several months for her and Solicitor Frank to complete.

Planner Fegley's handout that reflected last month's discussion showed the deleted items in red, the added items in green and questions in blue.

The following items were discussed:

- Three different Waterfront districts, WF-1, WF-2 & WF-3 and their locations
- The new flood map handed out by Planner Fegley and flooding areas
- How close to the river will the DEP and EPA allow us to build
- Noise standards
- Storage of boats and trailers and building height regulations

- Conditional uses and accessory uses
- Transient Licenses for temporary eating/drinking establishments.

Planner Fegley stated the Utility Element will be discussed at next month's meeting.

ADJOURNMENT

It was the Motion of Mr. Morris, seconded by Vice Chair Montgomery to adjourn the meeting at 9:00 p.m. Motion unanimously approved by all members present.

Wayne Morris, Secretary

/kf